



**CALIFORNIA STATE  
PUBLIC WORKS BOARD**

EDMUND G. BROWN JR. • GOVERNOR

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## **AGENDA WITH ANALYSIS**

**NOTICE OF MEETING  
STATE PUBLIC WORKS BOARD  
Friday, October 18, 2013**

The **STATE PUBLIC WORKS BOARD** will meet on  
**Friday, October 18, 2013, at 10:00 a.m. in Room 113,  
State Capitol, Sacramento, California.**

In accordance with provisions of section 11125 of the  
Government Code, a copy of the Agenda is attached.

Greg Rogers  
Executive Director

Attachment

**STATE PUBLIC WORKS BOARD**

**Friday**

**October 18, 2013**

**10:00 a.m.**

**Room 113**

State Capitol

Sacramento, California

- I.** Roll Call
- II.** Bond Items Page 3
- III.** Approval of minutes from the [August 9, and September 13, 2013](#) meetings
- IV.** Consent Items Page 6
- V.** Reportables Page 29

## BOND ITEMS

### BOND ITEM—1

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
JUVENILE FACILITY PROJECT  
SAN LUIS OBISPO COUNTY**

*Authority: Sections 1970 – 1977 of the Welfare and Institutions Code*

**Consider adoption of a resolution to:**

1. Authorize actions to be taken to provide for interim financing and declare the official intent of the Board to reimburse certain capital expenditures from the Public Buildings Construction Fund from the proceeds of the sale of bonds.
2. Authorize the sale of lease revenue bonds.
3. Authorize the execution of a Project Delivery and Construction Agreement between San Luis Obispo County, the Department of Corrections and Rehabilitation, the Board of State and Community Corrections and the Board.
4. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

**Total Bond Appropriation**

**\$13,121,000**

## BOND ITEMS

### STAFF ANALYSIS ITEM—1

Department of Corrections and Rehabilitation  
Juvenile Facility Project  
San Luis Obispo County

Action Requested

**If approved, the requested action would adopt a resolution authorizing actions to be taken to provide for interim financing, authorize the sale of lease revenue bonds and the execution of a Project Delivery and Construction Agreement, and other related actions.**

### Scope Description

**This project is within scope.** This project will design and construct an expansion of the existing county juvenile hall located on approximately 2± acres of approximately 10.7± acres of county owned land located in the city of San Luis Obispo. The project will construct three new buildings and an exterior covered walkway providing approximately 23,400 square feet (sf) of additional new housing, recreation yard, classrooms, mental health treatment space, training/conference rooms, indoor multi-purpose/recreation, and administrative/teachers office space.

The new maximum security housing facility will be a single story building with approximately 8,600 sf of living space, with approximately 20 sleeping rooms. This new housing building will also include a large day room to be used for dining and other activities, and 2 counseling interview rooms. Adjacent to this housing facility will be a new outdoor recreation yard. This component of the project also includes a bid alternate to add approximately 720 sf for approximately 10 additional sleeping rooms within the proposed footprint of this housing building.

The academics/administration building will be a two-story building of approximately 9,800 sf. This building will contain administrative and staff support areas, 3 classrooms, group treatment areas, teacher's office, and mental health offices.

The multi-purpose/recreation building will be a single story building with approximately 5,000 sf of space. This component of the project also includes a bid alternate to increase the building square footage to a total of approximately 5,700 sf to expand the basketball court to "regulation youth" size. This building will be accessible from the other buildings via an exterior covered walkway and will serve as an indoor large multipurpose gymnasium.

This project will include, but is not limited to, electrical; lighting; energy management and savings systems, including an alternative energy generation system; plumbing; mechanical; heating, ventilation, and air conditioning; security; digital camera; and fire protection systems. All three buildings will be constructed primarily of steel and concrete for security and long-term durability. In addition, there will be a retention basin and drainage improvements that provide storm water control measures, retaining walls, security systems, a fire access road, and security fencing with lighting surrounding the facility to provide grounds security. This project also includes all necessary appurtenances.

### Funding and Project Cost Verification

**This project is within cost.** Section 1973 of the Welfare and Institutions Code appropriates \$300,000,000 lease revenue bond authority to partially finance the construction of local youthful offender rehabilitative facilities. Award of this funding to individual counties is administered through the Board of State and Community Corrections (BSCC). The BSCC has conditionally awarded \$13,120,983 from this appropriation to San Luis Obispo County for this project. All of the acquisition/study and design costs and any construction costs in addition to this award amount will be paid by the county. On April 15, 2013 the Board took an action to allocate \$13,120,983 from this appropriation to complete design and construction for this project. Subsequent to that action, a new project cost estimate was prepared in association with the completion of preliminary plans. This item reflects these revised project costs and the Board is being asked to recognize them, as well as approve the preliminary plans for this project, in Consent Item—7 later in this agenda.

\$19,172,000	total authorized project cost
\$18,000,000	total estimated project cost
\$13,121,000	state funds previously allocated: \$13,121,000 construction (\$12,581,000 contract and \$540,000 contingency)
\$ 6,051,000	local funds previously allocated: \$1,129,000 acquisition/study, \$719,000 preliminary plans, \$954,000 working drawings, and \$3,249,000 construction (\$528,000 contract, \$444,000 contingency, \$643,000 A&E, and \$1,634,000 other project costs)
\$ 1,172,000	local funds decrease: \$17,000 acquisition/study, \$3,000 preliminary plans, \$36,000 working drawings, and \$1,116,000 construction (\$394,000 contract, \$437,000 contingency, \$17,000 A&E, and \$268,000 other project costs)

### CEQA

A Notice of Determination was filed with the State Clearinghouse on May 9, 2013, and the statutes of limitation expired on June 8, 2013, without challenge.

### Real Estate Due Diligence

A Summary of Conditions letter for this project is in the process of final completion, but staff has reviewed it and no issue that would adversely affect the quiet use and enjoyment of the project were identified.

### Project Schedule

Approve Preliminary Plans	October 2013
Complete Working Drawings	December 2013
Start Construction	May 2014
Complete Construction	March 2016

**Staff Recommendation:     Adopt resolution.**

## CONSENT ITEMS

### CONSENT ITEM—1

DEPARTMENT OF PARKS AND RECREATION (3790)  
EASTERN KERN COUNTY SVRA, ONYX RANCH  
KERN COUNTY

DPR Parcel Number 016545, DGS Parcel Number 10792

*Authority: Chapter 712, Statutes of 2010, Item 3790-301-0263(7), as reappropriated by the Budget Act of 2013*

**Consider authorizing site selection**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—1

Department of Parks and Recreation  
Eastern Kern County State Vehicular Recreation Area (SVRA), Onyx Ranch  
Kern County

Action requested

**If approved, the requested action would authorize site selection**

Scope Description

**This project is within scope.** The Legislature has approved funding for the purchase of interests in lands consistent with the Off-Highway Vehicle Trust Fund, made up of monies from motor vehicle fuel taxes, off-highway vehicle (OHV) registration fees and other sources. This request will authorize the site selection of up to 50 parcels comprising 25,316 acres of land under a single ownership (Property). The individual parcels range in size from approximately 40 to 640 acres and are configured in a checkerboard pattern adjacent to land owned by the Bureau of Land Management (BLM) and a few parcels that are privately-owned.

**This project is within cost.** A total of \$32,000,000 has been appropriated for opportunity OHV land acquisitions in Southern California. The Property can be acquired with the remaining funds in accordance with legislative intent.

An Environmental Impact Report (EIR) was prepared for the Eastern Kern County Acquisition to accommodate operation of the lands for OHV Recreation and non-motorized recreation. The Draft EIR was circulated from February 15, 2013, through April 1, 2013. Thirty-one comment letters were received in addition to 3 oral comments received at a public hearing held in Tehachapi, California, on March 16, 2013. None of the comments resulted in substantive changes to the environmental document. Several comment letters from OHV groups and conservation groups indicated support for the acquisition. The Final EIR/Notice of Determination was filed October 4, 2013. The EIR does identify a significant unavoidable impact on the California desert tortoise, a Federally-listed endangered species. The CEQA findings include a statement of overriding considerations relative to the impact on the desert tortoise. CEQA will be completed prior to Parks requesting acquisition approval.

Close of escrow	January 2014.
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On May 14, 2013, staff from the Environmental Services Section (ESS) of the Department of General Services (DGS) visited the Property. The assemblage of parcels is irregular in shape, spanning about 21 miles from east to west, and about 11 miles from north to south. It is bounded by State Highway 14 and Red Rock Canyon State Park to the east and Sequoia National Forest and the Piute Mountains to the west. The location is also primarily in the area bounded by Dove Spring Canyon in the north and Jawbone Canyon in the south. The Property is predominantly undeveloped land; however improvements on the site include two Los Angeles Aqueduct pipelines, overhead electrical transmission lines, abandoned mine prospects, paved and unimproved roads, and livestock grazing/ranching land.

A number of named and unnamed springs are present throughout the site. Abandoned prospects pits are present on parcels in the Dove Springs area. Some pits were backfilled, and all pits were secured by barbed wire fencing. The extent of these features was limited to small waste rock piles and their locations were generally very remote. The eastern portion of the site is used by off-road vehicle riders on BLM designated routes extending from the Jawbone Canyon Open Area in the south to the Dove Springs Open Area in the north.

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### Phase I Environmental Site Assessment (ESA)

A Phase I ESA was completed on November 2011 and a second Phase I ESA was completed on September 2008 for the Property. Both reports were prepared in accordance with the American Society of Testing and Materials. The Phase I ESAs reported no on-site or off-site Recognized Environmental Conditions (RECs) and that no further investigations were recommended.

### Other:

- The proposed acquisition is consistent with the state's planning priorities in accordance with Section 65041 et seq. of the Government Code. State ownership of the Property will allow the Department of Parks and Recreation (Parks) to provide recreational public use of existing trails and areas, while helping to protect and preserve wildlife habitats and unique natural resources. No development is currently planned for the Property.
- The Property adjoins BLM property, which is comparably sized. Parks and BLM will be cooperatively managing the two ownerships as one park in a manner similar to the Parks/BLM management agreement at Ocotillo Wells SVRA. Additionally, the adjacent BLM property includes existing infrastructure in support of recreational use by the public, including a visitor center, bathrooms and unimproved campgrounds, and off-road vehicle routes.
- An endangered species, the desert tortoise, is present on the Property. The Final Environmental Impact Report Findings includes a statement of overriding considerations and has an associated Mitigation, Monitoring and Reporting Plan. Costs associated with the mitigation/monitoring, including new Resource/Enforcement positions and ongoing operating expenses, are addressed below.
- The owner has made the Property available for use by the public in cooperation with BLM. This express permission negates implied dedication which requires trespass by definition.
- An appraisal for the Property was approved by DGS in July 2013. The purchase price shall not exceed the estimated fair market value as determined by the DGS approved appraisal.
- Parks is not aware of any lawsuits pending concerning the Property. The Property acquisition agreement will require delivery of title to the property free and clear of any mortgages or liens.
- The seller has a BLM License Agreement (Rudnick Common Grazing Allotment) with a private company to graze cattle on property at \$1 per year that will expire on December 31, 2013. Grazing is beneficial for suppression of fire danger from grass accumulation, and Parks may enter into new leases for cattle grazing when the current leases expire. Areas of potential conflict between OHV activity and cattle grazing will be fenced off.
- Additional resources will be required to develop, operate, and maintain this property, but the appropriate levels of staffing and operational expenses have yet to be determined. Any request for additional resources will be addressed through the normal budgetary process. However, Parks has indicated it will be able to operate this expansion using a combination of existing resources and cooperative agreements with the BLM, and will provide limited services until such time additional resources are provided.

**Staff Recommendation: Authorize site selection.**

## CONSENT ITEMS

### CONSENT ITEM—2

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
CENTRAL CALIFORNIA WOMEN'S FACILITY  
ENHANCED OUTPATIENT PROGRAM TREATMENT AND OFFICE SPACE  
MADERA COUNTY

*Authority: Sections 15819.40 (b) and (c) and 15819.401 - 15819.404 of the Government Code*

**Consider:**

- a) approving the use of Inmate/Ward Labor
- b) recognizing revised project costs

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—2

Department of Corrections and Rehabilitation  
Central California Women's Facility  
Enhanced Outpatient Program Treatment and Office Space  
Madera County

Action Requested

**If approved, the requested action would approve the use of Inmate/Ward Labor and recognize revised project costs.**

Scope Description

**This project is within scope.** This project will design and construct a new, approximately 7,100 square foot, single-story standalone building on the Facility A yard at Central California Women's Facility (CCWF). The new mental health building will not include any new housing. The building will include group therapy rooms, an interview room, an inmate-patient

waiting/holding area, a custody station, administrative offices and support space, inmate and staff restrooms, and all necessary appurtenances. One of the group therapy rooms will also be used as an interdisciplinary treatment team room. This project also includes the installation of separation yard fencing to control inmate movement at the building, an approximately 750 square foot group yard, and two new small management yards. In addition, the project includes new walkways and upgrades to existing walkways that will bring building paths into compliance with current disabled accessibility regulations.

#### Funding and Cost Verification

**This project is within cost.** On November 15, 2010, the Board allocated \$17,743,000 of the \$900,419,000 lease revenue bond financing authority appropriated in section 15819.403(a) of the Government Code for medical, dental and mental health projects to complete design and construction for this project. On September 11, 2012, the Board took an action to revise the project scope and decreased authorized project costs by \$7,268,000 to \$10,475,000. On April 15, 2013, the Board approved preliminary plans and decreased authorized project costs by \$711,000 to \$9,764,000. Subsequently, a new project cost estimate has been prepared in association with the completion of working drawings and the determination to complete construction using the Inmate/Ward Labor program. Based on this new estimate, the current total estimated project cost is \$7,846,000, which is a decrease of \$1,918,000. This action would recognize these revised project costs as detailed below.

\$ 9,764,000	total authorized project costs
\$ 7,846,000	total estimated project cost
\$ 9,764,000	project costs previously allocated: \$1,148,000 preliminary plans, \$753,000 working drawings, and \$7,863,000 construction (\$4,747,000 contract, \$237,000 contingency, \$560,000 A&E, \$1,271,000 other project costs, and \$1,048,000 agency retained items)
\$ 1,918,000	project cost decrease: \$25,000 preliminary plans, \$91,000 working drawings, and \$1,802,000 construction (\$294,000 contract, \$14,000 contingency, \$400,000 A&E, \$742,000 other project costs, and \$352,000 agency retained items)

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 19, 2010, and the statutes of limitation expired on November 23, 2010, without challenge.

#### Real Estate Due Diligence

A Summary of Conditions Letter for this project was completed on March 11, 2013, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

#### Project Schedule

Approve preliminary plans	April 2013
Complete working drawings	October 2013
Start construction	October 2013
Complete construction	May 2015

**Staff Recommendation:**     **Approve the use of Inmate/Ward Labor and recognize revised project costs.**

## CONSENT ITEMS

### CONSENT ITEM—3

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
CALIFORNIA MEDICAL FACILITY  
HEALTH CARE FACILITY IMPROVEMENT PROJECT  
SOLANO COUNTY

*Authority: Sections 15819.40(b) and (c) and 15819.401-15819.404 of the Government Code*

Consider recognizing:

- a) scope change
- b) revised project costs

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—3

Department of Corrections and Rehabilitation  
California Medical Facility  
Health Care Facility Improvement Program Project  
Vacaville, Solano County

#### Action Requested

**If approved, the requested action would recognize a scope change and revised project costs.**

#### Scope Description

**This project is not within scope.** The Health Care Facility Improvement Program project at California Medical Facility (CMF) will support CMF's operation as an Intermediate Care institution as part of the CDCR strategy to address statewide prison health care system deficiencies. This project includes the design and construction of a central health services specialty clinic, a stand-by emergency room, a dialysis unit, a medication distribution building, and renovations to the B-wing, X-wing, and Unit IV, as well as utility improvements. CDCR is requesting a scope change to remove the dialysis unit from this project.

This component of the project is no longer needed because dialysis services will be discontinued at CMF. Construction of the California Health Care Facility (CHCF) in Stockton has been completed, and CHCF began accepting inmate-patients in July 2013. Given its mission, a 29 station dialysis unit was included at CHCF. As a result, the eight station dialysis unit planned at CMF is no longer needed. Going forward, the type of inmate-patients that is currently placed at CMF for dialysis purposes will instead be housed at CHCF or the DeWitt Nelson Correctional Annex, scheduled for activation in Spring 2014.

On September 16, 2013, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve and recommend the Board recognize this scope change, and the 20-day notice period expired without any adverse comments.

#### Funding and Project Cost Verification

**This project is within cost.** On September 11, 2012, the Board took an action allocating \$28,100,000 of the \$900,419,000 lease revenue bond financing authority appropriated for medical, dental, and mental health facilities in section 15819.403 (a) of the Government Code to complete design and construction of this project. A revised project cost estimate was prepared in association with this scope change request. Based on this new estimate, the cost reduction resulting from removal of the dialysis unit from the CMF project scope is \$5,100,000, and the current total estimated project cost is \$23,000,000. This action will recognize these revised project costs as detailed below.

\$28,100,000	total authorized project costs
\$23,000,000	total estimated project costs
\$28,100,000	project costs previously allocated: \$1,421,000 preliminary plans, \$1,646,000 working drawings, and \$25,033,000 construction (\$19,076,000 contract, \$1,145,000 contingency, \$954,000 A&E, \$1,481,000 other project costs, and \$2,377,000 agency retained items)
\$ 5,100,000	project cost decrease: \$38,000 preliminary plans, \$220,000 working drawings, and \$4,842,000 construction (\$4,500,000 contract, \$270,000 contingency, \$44,000 other project costs, and \$143,000 agency retained items and an increase of \$115,000 A&E services)

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on June 6, 2013, and the statutes of limitation expired on July 5, 2013, without challenge.

#### Real Estate Due Diligence

Real estate due diligence review will be completed for this project before seeking approval of preliminary plans.

#### Project Schedule

Approve preliminary plans	December 2013
Complete working drawings	March 2014
Start construction	July 2014
Complete construction	January 2016

**Staff Recommendation: Recognize scope change and revised project costs.**

## CONSENT ITEMS

### CONSENT ITEM—4

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
RICHARD J. DONOVAN CORRECTIONAL FACILITY  
HEALTH CARE FACILITY IMPROVEMENT PROJECT  
SAN DIEGO COUNTY

*Authority: Sections 15819.40 (b) and (c) and 15819.401-15819.404 of the Government Code*

**Consider recognizing:**

- a) scope change
- b) revised project costs

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—4

Department of Corrections and Rehabilitation  
Richard J. Donovan Correctional Facility  
Health Care Facility Improvement Project  
San Diego County

#### Action Requested

**If approved, the requested action will recognize a scope change and revised project costs.**

#### Scope Description

**This project is not within scope.** The Health Care Facility Improvement Program project at Richard J. Donovan Correctional Facility (RJD) will support RJD's operation as an Intermediate Care institution as part of the CDCR strategy to address statewide prison health care system deficiencies. This project includes the design and construction of a new Administrative Segregation Unit (ASU) primary care and ASU Enhanced Outpatient Program (EOP) mental health clinic; medication distribution room additions at the EOP housing units; a new pharmacy; a new health care administration building; primary care clinic additions and renovations at Facilities A, B, C, and D; a central health services building addition and renovations; and utility improvements.

CDCR is requesting a scope change to add a dialysis unit to this project. Construction of the California Health Care Facility (CHCF) in Stockton has been completed, and CHCF began accepting inmate-patients in July 2013. Given its mission, a 29 station dialysis unit was included at CHCF. An analysis of the CDCR inmate population that requires dialysis indicates that many higher security (Level III and IV) inmate-patients do not require the intensive level of medical services provided at CHCF. It would also be advantageous for inmate placement purposes to provide dialysis capability at RJD in the southern portion of the state because of CHCF's location in northern California. Construction of a dialysis unit at RJD will provide CDCR the flexibility to address the dialysis needs of inmate-patients while addressing geographic, security, and medical placement needs.

The new dialysis unit will be designed and constructed adjacent to the Central Health Services Building and will contain eight dialysis stations, one of which will be enclosed to isolate communicable illnesses. It will also include support spaces, medication storage, an accessible sink area for hand washing, and a nourishment station.

On September 16, 2013, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve and recommend the Board recognize this scope change, and the 20-day notice period expired without any adverse comments.

#### Funding and Project Cost Verification

**This project is not within cost.** On October 10, 2012, the Board took an action allocating \$53,757,000 of the \$900,419,000 lease revenue bond financing authority appropriated for medical, dental, and mental health facilities in section 15819.403 (a) of the Government Code to complete design and construction of this project. A revised project cost estimate was prepared in association with this scope change request. Based on this new estimate, the design and construction cost for the proposed new dialysis unit is \$3,667,000, and the current total estimated project cost is \$57,424,000. This action will recognize these revised project costs as detailed below.

\$53,757,000	total authorized project costs
\$57,424,000	total estimated project costs
\$53,757,000	project costs previously allocated: \$2,732,000 preliminary plans, \$3,172,000 working drawings, and \$47,853,000 construction (\$37,360,000 contract, \$2,242,000 contingency, \$2,765,000 A&E, \$2,495,000 other project costs, and \$2,991,000 agency retained items)
\$ 3,667,000	project costs increase: \$202,000 preliminary plans, \$74,000 working drawings, and \$3,391,000 construction (\$2,346,000 contracts, \$140,000 contingency, \$273,000 A&E, \$305,000 other project costs, and \$327,000 agency retained items)

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on May 23, 2013, and the statutes of limitation expired on June 22, 2013, without challenge.

### Due Diligence

Real estate due diligence review will be completed for this project before seeking approval of preliminary plans.

### Project Schedule

Approve preliminary plans	January 2014
Complete working drawings	May 2014
Start construction	October 2014
Complete construction	May 2016

**Staff Recommendation:**     **Recognize scope change and revised project costs.**

## CONSENT ITEMS

### CONSENT ITEM—5

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
STATEWIDE MEDICATION DISTRIBUTION IMPROVEMENTS  
VARIOUS COUNTIES

*Authority: Section 28 (a) of Chapter 7, Statutes of 2007  
Section 7050 of the Penal Code*

**Consider recognizing:**

- a) scope change
- b) revised project costs

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—5

Department of Corrections and Rehabilitation  
Statewide Medication Distribution Improvements  
Various Counties

Action Requested

**If approved, the requested action would recognize a scope change and revised project costs.**

Scope Description

**This project is not within scope.** The Statewide Medication Distribution Improvements project will remedy existing deficiencies in medication distribution space and services at 22 institutions—consisting of 17 Basic Care institutions, four Reception Center institutions, and one Intermediate Care institution—as part of the CDCR Health Care Facility Improvement Program (HCFIP) strategy to address statewide prison health care system deficiencies. The scope of work at each institution may include a combination of renovation and new construction to provide medication distribution improvements including, as needed, security upgrades to ensure

safe storage of medications; heating, ventilation and air conditioning components; electrical improvements; casework, lighting and sinks for medication preparation; injection rooms and windows; medication distribution windows; data and telecommunications connectivity; and inmate drinking fountains.

CDCR is requesting a scope change to incorporate a number of necessary changes identified during the development of the preliminary plans for this project. The original scope established by the Board in September 2012 consisted of 138 different project elements at 22 institutions. The original project cost estimate was calculated based on several prototype models, with each prototype generating a cost estimate for a single type of medication distribution room renovation. Since CDCR employed a series of standard design documents for most buildings, including health care clinics, starting with institutions built in the late 1980s, the floor plan for these buildings is very similar across many institutions, and it was believed that this would lead to effective use of prototypical designs for the project. However during the development of the preliminary plans, the site visits conducted by design consultants during this initial phase of design revealed several deficiencies in the established scope of work. These deficiencies fall in five general categories as follows:

1. Addition and removal of select project elements at five institutions
2. Increase in the number of medication distribution windows per yard at 15 institutions
3. Upgrades to the fire alarm and protection systems at eight institutions
4. Hardening and securing of medication preparation rooms in Administrative Segregation Unit (ASU) buildings at 17 institutions
5. Hardening the walls and relocating utilities as a part of renovation of medication distribution rooms at eight institutions

With these changes, this project now consists of 142 project elements at 22 institutions. Listed below are the details of each scope change category.

#### Addition and Removal of Project Elements

The site visits conducted during the development of preliminary plans identified six additional project elements that were not included in the project's established scope, as well as two that were originally included but are no longer necessary. At the Deuel Vocational Institution (DVI) and Correctional Training Facility (CTF), medication distribution rooms in four buildings—three at DVI and one at CTF—were inadvertently excluded from the established scope. The site visit at Pelican Bay State Prison (PBSP) identified that it would not be feasible from a security standpoint to have two separate ASU housing buildings share a single medication preparation room in one of the buildings because nursing staff would then need to walk through the general population inmates on the neighboring yard three times a day with the cart filled with medication. Consequently, a medication preparation room must be constructed in each building. At the California Correction Institution (CCI), renovation of the medication distribution room for Facility D was erroneously included in the CCI HCFIP project rather than more appropriately included in this project.

In addition to these six project elements, two existing project elements need to be removed. It has been determined the medication distribution room for Facility H at Wasco State Prison (WSP) should be included in the WSP HCFIP project instead of this project. It has also been determined a project element for information technology improvements in a Security Housing Unit at PBSP is no longer necessary. The estimated net cost increase resulting from this scope change category is approximately \$590,000.

#### Increase in the Number of Medication Distribution Windows per Yard

The number of medication distribution windows needed at each of these 22 institutions was originally calculated based only on the medical needs of inmate-patients receiving medication. One of the key assumptions made in the original estimate was that the movement of inmates to the California Health Care Facility and the Intermediate Care institutions will leave primarily medically healthy inmates at Basic Care and Reception Center institutions. However, design consultants and project staff discovered through their site visits during the development of preliminary plans that the current volume of medication distribution at Basic Care and Reception Center institutions is much greater than what was previously estimated. An analysis of current medication distribution activities indicated that yards containing Correctional Clinical Case Management System (CCCMS) level of mental health care have the highest utilization. Since CCCMS programs do not require specific facilities like other levels of mental health care, such as Enhanced Outpatient Program and Mental Health Crisis Bed, CCCMS inmates can be housed on any yard within any Basic Care institution, with the exception of four institutions in desert regions of Riverside and Imperial counties (Chuckawalla Valley State Prison, Ironwood State Prison, Centinela State Prison and Calipatria State Prison).

The established project scope includes two medication distribution windows per yard at each Basic Care institution. Based on the updated needs analysis, this will not provide an adequate number of medication distribution windows to address the volume of inmates that must be served. To ensure that CDCR can successfully provide inmate medication distribution within the timeframes specified for this activity, CDCR proposes to increase the number of medication distribution windows to three per yard at all Basic Care institutions (with the exception of the four institutions located in desert regions previously mentioned). The estimated cost increase resulting from this scope change category is approximately \$1,000,000.

#### Upgrades to the Fire Alarm and Protection Systems

The original scope for each project element included a standard cost component for some level of fire alarm related work to meet State Fire Marshall requirements. However, the site visits conducted during the development of preliminary plans revealed that in eight of the 22 institutions (Avenal State Prison; California State Prison, Corcoran; Calipatria State Prison; Correctional Training Facility; Deuel Vocational Institute; Kern Valley State Prison; San Quentin State Prison; and Valley State Prison), project elements have been planned in existing buildings within which a fire alarm system was either never constructed or the existing system is inoperable, requiring a more extensive level of work than anticipated to construct or repair these fire alarm systems. The estimated cost increase resulting from this scope change category is approximately \$640,000.

#### Hardening and Securing of ASU Medication Preparation Rooms

During the development of preliminary plans, design consultants and project staff discovered that medication preparation rooms being planned within 24 ASU housing buildings need to be more secure than had been initially anticipated, requiring additional hardening of concrete walls and ceilings to meet the requirements in the CDCR Design Criteria Guidelines. Any room that stores medication must meet the maximum security wall minimum thickness and reinforcing spacing requirements. Additionally, the Class A level of security glazing that can pass a certified ballistics test must be applied. The estimated cost increase resulting from this scope change category is approximately \$1,060,000.

### Hardening Walls and Relocating Utilities for Medication Distribution Rooms

There are 14 project elements that involve an expansion of an existing medication distribution room into an adjacent laundry exchange. Based on the information gathered on the site visits during the development of preliminary plans, these project elements will require more significant structural modifications than originally anticipated, including hardening walls shared with the adjacent laundry exchange and relocating utilities that currently run inside walls being replaced. The estimated cost increase resulting from this scope change category is approximately \$970,000.

### Other Project Cost Increases

In addition to the scope change items discussed above, a number of smaller construction cost increases have been identified during the development of preliminary plans. These cost increases are attributable to refinements that typically result from the increased level of detail developed during project design. These revisions include additional costs for sitework and demolition; lead and asbestos abatement; plumbing; casework; fire shutters; sprinkler relocation; and additional fire exits. Because the project scope consists of 142 project elements at 22 institutions, the cumulative effect of these incremental increases in each project element equals approximately \$2,534,000 of increased project costs.

The table below summarizes all the cost increase areas.

<b>Cost Increase Areas</b>	<b>Number of Project Elements Affected</b>	<b>Estimated Cost Increase</b>
Addition and Removal of Project Elements	8	\$ 590,000
Increase in the Number of Medication Distribution Windows per Yard	50	\$ 1,000,000
Upgrades to the Fire Alarm and Protection Systems	49	\$ 640,000
Hardening and Securing of ASU Medication Preparation Rooms	22	\$ 1,060,000
Hardening Walls and Relocating Utilities for Medication Distribution Rooms	14	\$ 970,000
Other Project Cost Increases	142	\$ 2,534,000
		\$ 6,794,000

Given the total magnitude of necessary changes observed during the development of the preliminary plans and considering the project spans across 22 institutions, it was evident that these changes would need to be included in the preliminary plans in order to ensure the project's goal of remedying existing deficiencies in medication distribution space and services at these institutions is met. As such, CDCR has completed the development of the preliminary plans with these changes. Based on a revised project cost estimate prepared in association with this request, the total cost increase resulting from the proposed scope change, along with other increased construction costs identified during the preliminary plans phase, are \$6,794,000, and the total current estimated project cost is \$32,132,000.

On September 19, 2013, the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to approve and recommend the Board recognize this scope change, and the 20-day notice period expired without any adverse comments.

#### Funding and Cost Verification

**This project is not within cost.** Section 28(a) of Chapter 7 of the Statutes of 2007 (AB 900) appropriated \$300 million General Fund to the CDCR for capital outlay to renovate, improve, or expand infrastructure capacity at existing prison facilities. Section 7050(a)(4) of the Penal Code further provides this appropriation may be used for the design and construction of medication distribution infrastructure improvements at state prison facilities. On September 11, 2012, the State Public Works Board took action allocating \$25,338,000 of the AB 900 General Fund appropriation to complete the design and construction of this project.

A revised project cost estimate for this project was prepared in association with the scope change identified above. Based on this revised estimate, the current total estimated project cost is \$32,132,000, which is an increase of \$6,794,000. This action will recognize these revised project costs as detailed below.

\$25,338,000	total authorized project costs
\$32,132,000	total estimated project costs
\$25,338,000	project costs previously allocated: \$1,511,000 preliminary plans, \$1,306,000 working drawings, and \$22,521,000 construction (\$12,634,000 contract, \$834,000 contingency, \$274,000 A&E, \$738,000 other project costs, and \$8,041,000 agency retained)
\$ 6,794,000	project cost increase: \$6,794,000 construction (\$6,303,000 contract and \$491,000 contingency)

#### CEQA

A Notice of Exemption for this project was filed with the State Clearinghouse on October 25, 2012, and the statutes of limitation expired on November 29, 2012 without challenge.

#### Real Estate Due Diligence

Summary of Determination letters for this project were completed on July 9, 2013, and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

#### Project Schedule

Approve preliminary plans	November 2013
Complete working drawings	March 2014
Start construction	March 2014
Complete construction	September 2015

**Staff Recommendation: Recognize scope change and revised project costs.**

## CONSENT ITEMS

### CONSENT ITEM—6

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
JAIL PROJECT  
IMPERIAL COUNTY

*Authority: Sections 15820.91 – 15820.917 of the Government Code*

**Consider approving performance criteria and concept drawings**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—6

Department of Corrections and Rehabilitation  
Jail Project  
Imperial County

#### Action Requested

**If approved, the requested action would approve performance criteria and concept drawings.**

#### Scope Description

**This project is within scope.** This project will design and construct a new approximately 62,000 square foot two-story medium security adult detention center and an approximately 8,000 square foot building for a video visitation center and vocational print shop on approximately 2.3± acres of county-owned land adjacent to the county's existing jail located in the city of El Centro. This project will provide approximately 232 beds and will include housing, healthcare, program, intake and release, administrative, and support services space. An existing laundry building will be demolished to make way for the new adult detention center.

The adult detention center will be located adjacent and to the west of the existing jail. The housing space will consist of approximately six two-tiered dormitory housing units. Each housing unit will include a dayroom, a custody control station, a secured outdoor recreation yard, and inmate toilets and showers. The housing space will also include a central control room, a janitor closet, and a storage room to support all of the housing units.

The adult detention center will also include healthcare, intake and release, program, administrative, and support services space. The health services space will include four medical special use single-occupancy cells; a nurse's station; a pharmacy; a waiting/custody area; and dental, medical exam and storage space. The intake/release space will include a triage exam room; safety, sobering, and holding cells; pedestrian and security fenced vehicle sallyports; and processing, administrative and storage space. The program space will include two rooms for self-help, worship, and education classes. The administrative space will include offices and work stations, two training rooms, a conference room, an armory, a medical records room, a library, a staff dining room, a fitness room, and storage space. The support services space will include laundry space, a commissary, storage space, and a kitchen that will also be used as program space for teaching.

The video visitation center and vocational print shop will be located outside the secure perimeter adjacent and to the east of the existing jail. It will include a video visitation area; public lobby; training, administrative, and storage space; and a vocational print shop.

This project will include, but is not limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; and fire protection systems; as well as all necessary appurtenances. The adult detention center will be constructed primarily of concrete and steel for security and long term durability. The project will also include sally ports for transportation and parking improvements. A portion of the hard exterior of the building will serve as a part of the secure perimeter in addition to the existing perimeter security fence.

#### Funding and Project Cost Verification

**This project is within cost.** Section 15820.913 of the Government Code appropriates \$774,229,000 lease revenue bond authority to partially finance the design and construction of local jail facilities. The initial allocation of this funding to individual counties was administered through the Board of State and Community Corrections (BSCC) through a competitive public process. The BSCC has conditionally awarded \$33,000,000 from this appropriation to Imperial County for this project. All of the acquisition/study and any design and construction costs in addition to this award amount will be paid by the county. On August 9, 2013 the Board took an action allocating \$33,000,000 from this appropriation to complete design and construction of this project. Subsequent to that Board action, project costs have been adjusted to reflect the most current California Construction Cost Index.

\$37,413,000	total authorized project costs
\$37,193,000	total estimated project costs
\$33,000,000	state funds previously allocated: design-build (\$28,435,000 contract, \$1,048,000 A&E, and \$3,517,000 other project costs)
\$ 4,413,000	local funds previously allocated: \$320,000 acquisition/study, \$1,191,000 performance criteria & concept drawings, and \$2,902,000 design-build (\$618,000 contract, \$1,453,000 contingency, \$186,000 A&E, and \$645,000 other project costs)
\$ 220,000	local funds decrease: design-build (\$209,000 contract and \$11,000 contingency)

### CEQA

A Notice of Determination was filed with the State Clearinghouse on September 17, 2013, and the statutes of limitation expired on October 17, 2013, without challenge.

### Real Estate Due Diligence

A Summary of Conditions Letter for this project is in the process of final completion, but staff has reviewed it and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

### Project Schedule

Approve performance criteria and concept drawings	October 2013
Start construction	February 2014
Complete construction	February 2016

**Staff Recommendation:**     **Approve performance criteria and concept drawings.**

## CONSENT ITEMS

### CONSENT ITEM—7

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
JUVENILE FACILITY PROJECT  
SAN LUIS OBISPO COUNTY

*Authority: Sections 1970 – 1977 of the Welfare and Institutions Code*

**Consider:**

- a) approving preliminary plans
- b) recognizing revised project costs

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—7

Department of Corrections and Rehabilitation  
Juvenile Facility Project  
San Luis Obispo County

Action Requested

**If approved, the requested action would approve preliminary plans and recognize revised project costs.**

Scope Description

**This project is within scope.** This project will design and construct an expansion of the existing county juvenile hall located on approximately 2± acres of approximately 10.7± acres of county owned land located in the city of San Luis Obispo. The project will construct three new buildings and an exterior covered walkway providing approximately 23,400 square feet (sf) of additional new housing, recreation yard, classrooms, mental health treatment space, training/conference rooms, indoor multi-purpose/recreation, and administrative/teachers office space.

The new maximum security housing facility will be a single story building with approximately 8,600 sf of living space, with approximately 20 sleeping rooms. This new housing building will also include a large day room to be used for dining and other activities, and 2 counseling interview rooms. Adjacent to this housing facility will be a new outdoor recreation yard. This component of the project also includes a bid alternate to add approximately 720 sf for approximately 10 additional sleeping rooms within the proposed footprint of this housing building.

The academics/administration building will be a two-story building of approximately 9,800 sf. This building will contain administrative and staff support areas, 3 classrooms, group treatment areas, teacher's office, and mental health offices.

The multi-purpose/recreation building will be a single story building with approximately 5,000 sf of space. This component of the project also includes a bid alternate to increase the building square footage to a total of approximately 5,700 sf to expand the basketball court to "regulation youth" size. This building will be accessible from the other buildings via an exterior covered walkway and will serve as an indoor large multipurpose gymnasium.

This project will include, but is not limited to, electrical; lighting; energy management and savings systems, including an alternative energy generation system; plumbing; mechanical; heating, ventilation, and air conditioning; security; digital camera; and fire protection systems. All three buildings will be constructed primarily of steel and concrete for security and long-term durability. In addition, there will be a retention basin and drainage improvements that provide storm water control measures, retaining walls, security systems, a fire access road, and security fencing with lighting surrounding the facility to provide grounds security. This project also includes all necessary appurtenances.

#### Funding and Project Cost Verification

**This project is within cost.** Section 1973 of the Welfare and Institutions Code appropriates \$300,000,000 lease revenue bond authority to partially finance the construction of local youthful offender rehabilitative facilities. Award of this funding to individual counties is administered through the Board of State and Community Corrections (BSCC). The BSCC has conditionally awarded \$13,120,983 from this appropriation to San Luis Obispo County for this project. All of the acquisition/study and design costs and any construction costs in addition to this award amount will be paid by the county. On April 15, 2013 the Board took an action to allocate \$13,120,983 from this appropriation to complete design and construction for this project. Subsequent to that action, a new project cost estimate was prepared in association with the completion of preliminary plans. This action would recognize these revised project costs.

\$19,172,000	total authorized project cost
\$18,000,000	total estimated project cost
\$13,121,000	state funds previously allocated: \$13,121,000 construction (\$12,581,000 contract and \$540,000 contingency)
\$ 6,051,000	local funds previously allocated: \$1,129,000 acquisition/study, \$719,000 preliminary plans, \$954,000 working drawings, and \$3,249,000 construction (\$528,000 contract, \$444,000 contingency, \$643,000 A&E, and \$1,634,000 other project costs)
\$ 1,172,000	local funds decrease: \$17,000 acquisition/study, \$3,000 preliminary plans, \$36,000 working drawings, and \$1,116,000 construction (\$394,000 contract, \$437,000 contingency, \$17,000 A&E, and \$268,000 other project costs)

### CEQA

A Notice of Determination was filed with the State Clearinghouse on May 9, 2013, and the statutes of limitation expired on June 8, 2013, without challenge.

### Real Estate Due Diligence

A Summary of Conditions letter for this project is in the process of final completion, but staff has reviewed it and no issues that would adversely affect the quiet use and enjoyment of the project were identified.

### Project Schedule

Approve Preliminary Plans	October 2013
Complete Working Drawings	December 2013
Start Construction	May 2014
Complete Construction	March 2016

**Staff Recommendation:**      **Approve preliminary plans and recognize revised project costs.**

## CONSENT ITEMS

### CONSENT ITEM—8

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
JAIL PROJECT  
SUTTER COUNTY

*Authority: Sections 15820.91 – 15820.917 of the Government Code*

**Consider establishing scope, cost, and schedule**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—8

Department of Corrections and Rehabilitation  
Jail Project  
Sutter County

#### Action Requested

**If approved, the requested action would establish the project scope, cost, and schedule.**

#### Scope Description

This project will design and construct renovations to and an expansion of the existing county jail on approximately 2± acres of a greater 14± acres of county owned land located in Yuba City. The expansion will create approximately 5,300 square feet of additional new housing and program space and renovate approximately 6,900 square feet of the existing jail and kitchen space. The project also includes the addition of fire sprinklers and seismic upgrades to the existing jail for compliance with current code requirements.

The new single-story housing and program area expansion will provide a male housing unit with approximately 28 maximum security beds, a female dormitory with approximately 14 medium security beds, a women's recreation yard, and program space for education, self-help programs, and religious services.

The renovations to the existing jail will include expanding and upgrading the kitchen, and converting the existing women's recreation yard into a new medical services area with medical exam and administrative space. The renovations will also include visiting rooms, safety and sobering cells, office space, an interview room, and storage space.

Additionally, the existing facility will be retrofitted with fire sprinklers and seismic upgrades to ensure the existing facility meets current building code and seismic standards. The seismic upgrades will include improving the existing seismic joints between the administration wing and the main jail, reconstructing a portion of one of the administration wing walls, and strengthening the exterior walls and some interior walls of the administration wing through additional foundation anchors and roof connections.

The project will include, but is not limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; and fire protection systems; as well as all necessary appurtenances. The hard exterior of the building, which is composed of concrete and steel, will provide the secure perimeter.

#### Funding and Project Cost Verification

Section 15820.913 of the Government Code appropriates \$774,229,000 lease revenue bond financing authority to partially finance the design and construction of local jail facilities. The initial allocation of this funding to counties was administered by the Board of State and Community Corrections (BSCC) through a competitive public process. The BSCC has conditionally awarded \$9,741,000 from this appropriation to Sutter County for this project. All of the acquisition/study and any design and construction cost in addition to this amount will be paid by the county. This action would allocate \$9,741,000 from this appropriation to complete design and construction for this project.

\$10,552,000	total estimated project cost
\$ 9,741,000	state funds to be allocated: \$294,000 preliminary plans, \$461,000 working drawings, and \$8,986,000 construction (\$6,800,000 contract, \$574,000 contingency, \$152,000 A&E, \$258,000 agency retained, and \$1,202,000 other project costs)
\$ 811,000	local funds to be allocated: \$93,000 study/acquisition, \$240,000 preliminary plans, \$22,000 working drawings, and \$456,000 construction (\$38,000 contingency, \$251,000 A&E, and \$167,000 other project costs)

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 4, 2012, and the statutes of limitation expired on June 8, 2012, without challenge.

#### Due Diligence

Real Estate due diligence for this project is currently under review and will be completed prior to seeking approval of preliminary plans.

#### Project Schedule

Approve preliminary plans	August 2014
Complete working drawings	April 2015
Start construction	August 2015
Complete construction	February 2017

**Staff Recommendation: Establish scope, cost, and schedule.**

## **ACTION ITEMS**

**No Action Items.**

## **OTHER BUSINESS**

**No Other Business.**

## **REPORTABLES**

**To be presented at the meeting.**